

The East 259 feet of the West 699 feet of the North 1180 feet of the Northeast Quarter of the Northeast Quarter of Section 4, Township 32 North, Range 1, East

1623

HIGHLANDS

NO.

**O** 

SLAND

THE

COUNTY

AUDITOR

WASHINGTON

PLAT OF

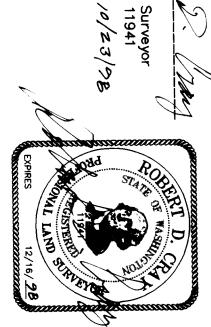
Also that portion of the Northeast Quarter of the Northeast Quarter of Section 4, Township 32 North, Range 1, East of the Williamette Meridian, lying North of the Plat of Fairway Estates, Division No. 1 according to the Plat thereof recorded in volume 8 of Plats,page 82, records of Island County, Washington; EXCEPT that portion thereof lying within the West 699 feet of said Northeast Quarter of the Northeast Quarter of Section 4; ALSO EXCEPT those portions of the above described lands within the Plat of HIGHLANDS WEST, DIV. NO. 5 thereof recorded in Volume 10 of Plats, page 128 records of Island County, Washington.

An easement is hereby reserved for and granted to Puget Sound Energy, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation, U.S. Postal Service, and TCl systems and their respective successor's and assigns under and upon the exterior ten (10) feet of all lots and tracts abutting the streets as herein platted in which to install, lay, construct, renew, operate, maintain. and remove underground conduits, cables, wires, and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with sanitary sewer, storm drainage, electric, telephone, water, gas, postal and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated.

Also, a temporary easement is hereby reserved for and granted to the City of Oak Harbor upon those portions of lots 17,38,39 and Tract A lying within a radius of 45.00 feet as shown hereon for temporary street purposes. At such time that the streets are extended these easements shall be extinguished.

## SURVEYOR'S CERTIFICATE

I hereby certify that the Plat of HIGHLANDS WEST, DIV. NO. 6 is based upon an actual survey and subdivision of Section 4, Township 32 North, Range 1 East of the Willamette Meridian; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have complied with the provisions of the statutes and platting regulations.



Ryan H. Kingma and A. Loren Kraetz are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledge it as President and Secretary, respectively, of K&E Investors,Inc., a Washington Corporation, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Dated. Oct 26, 1998

CARAGE KATHERWALLING CARAGE PUBLIC ON DIBLIC ON DUBLIC O

5-29-1858: GLO set post 10-73: H.L. Morgan, PLS found conc mon 1-79: last visit, found conc mon

5-29-1858: GLO set post
2-7-73: found 3"X3" conc mon,
in case, w/lead cap & tack,
in center of north lane
4-3-87: last visit, found conc mon, in case
6-27-91: Al Bower, PLS, found conc mon, in case

which have have been is to certify that all taxes heretofore levied and h have become a lien upon the lands herein described been paid and discharged, according to the records office, up to apply including the year of the second of t

State of 1999

TREASURER'S CERTIFICATE
I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use are paid in full.

Douglas A. Merriman
City Finance Director

undersigned, owners in fee simple
HEREBY DECLARE THIS PLAT and dedicate to the use
of the public forever all streets and avenues, or
whatever public property there is shown on the plat
and the use thereof for any and all public purposes not
inconsistent with the use thereof for public highway
purposes; also, the right to make all necessary slopes
for cuts or fills upon the lots, blocks,etc., shown on
this plat in the reasonable original grading of all streets
and avenues over and across any lot, or lots, where
water might take a natural course after the street is
graded. Public utilities above and below ground on all
streets and avenues are hereby dedicated to the City
of Oak Harbor, Washington.
Granted hereby is a waiver of all claims for damages
against the City of Oak Harbor which may be occasioned
to the adjacent land within the plat by the established
construction,drainage, and maintenance of said streets. MEN BY THESE PRESENTS THAT WE, the

Restrictive and Protective Covenants applying to all lots in this plat are recorded in Volume 272\_pages252\_under Auditor's File No. 25026753\_\_\_\_\_records of Island County, Washington.

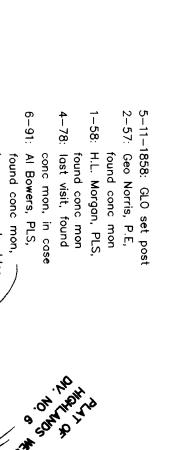
IN WITNESS THEREOF, we have he and seals this 26 day of 26reunto set our hands 1998.

K&E INVESTORS, INC.

Ryan H. Kingma, President 840 SE 8th Ave. Suite 102 Oak Harbor, WA 98277

ACKNOWLEDGEMENT STATE OF WASHINGTON COUNTY OF ISLAND

Loren Kraetz, Secretary



Ryah Goodman, P.E. Oak Harbor City Engineer Examined and approved this 2\_d day of Leenber

I hereby certify that within Plat of HIGHLANDS WEST, DIV. NO. 6, is duly approved by the City of Oak Harbor Planning Commission this 252 day of 1998.

Christopher Saxman
Planning Commission Chairman

Rosemary Morrison, Clerk Stephen A. Dernbach
City of Oak Harbor Mayor, City of Oak Harbor

SECTION 4, TOWNSHIP 32 N., RANGE IE., W.M. CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON ISLAND COUNTY ASSESSOR'S PARCEL NO R13204.459-455 1

Approved by the Council of the City of Oak Harbor, Washington, this actions of September 1998. NOTES

CERTIFICATE OF TITLE
Recorded The TEMPER of the No.
Under Auditor's File No.
County, Washington. RECORDING CERTIFICATE

Suzanne Sinclair Island County Auditor

Filed for record at the request of Fakkema & Kingma, Inc. this 3714 day of December, 1998, and recorded in Volume 13\_of Plats, Page 1764172, under Auditor's File No. 980246782, records of Island County, Washington.

Deputy County Auditor

Certification, as contained herein, comprises the declaration of the surveyor's professional judgement. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinaces. All lot corners and points of curvature are marked on the ground with a rebar and plastic plug marked "Fakkema & Kingma, Inc Robert D. Cray, LS 11941". unless noted otherwise. Survey equipment used for field survey is a TOPCON GTS-4 and PENTAX PTS-V2 with retro prisms [+/-(5mm+3ppm),+/-1], calibrated at NGS baseline "Bayview" on April 9, 1998.

1327.59 88.05'39' 1325.05 Scarbits Scarbits 5-10-1858: 2-57: Geo I 10-87: 2527.38 1202.42 N 01°54'03" 1324.96 found conc mon : J. Leonard, PLS, found conc mon last visit, found 1858: GLO set post Geo Norris, P.E, 5-10-1858: GLO set post
2-57: Geo Norris, P.E,
found conc mon
10-87: J. Leonard, PLS,
found conc mon
8-94: last visit, found
/ conc mon (GLO: 38.00 Ch)

(GLO: 38.60 ch)

SEC. 4, TWP 32 N., R 1 E.W.M.
BEARING SYSTEM IS BASED ON WASHINGTON
NAD 1927 COORDINATE SYSTEM, NORTH ZONE

PLAT OF HIGHLANDS WES

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